

006.0

Map

0003

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 949,200 /

USE VALUE: 949,200 /

ASSESSED: 949,200 /

Total Card /

949,200

Total Parcel

949,200

Total Parcel

949,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	BIRMANN MICHAEL R
Owner 2:	CLINTON KATHERINE A
Owner 3:	
Street 1:	27 CHANDLER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	AZZA MARIA C -
Owner 2:	-
Street 1:	27 CHANDLER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,478 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5478		Sq. Ft.	Site		0	80.	1.07	1									467,471						467,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5478.000	481,700		467,500	949,200
Total Card	0.126	481,700		467,500	949,200
Total Parcel	0.126	481,700		467,500	949,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	374.88	/Parcel:	374.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,700	0	5,478.	467,500	949,200	949,200	Year End Roll	12/18/2019
2019	104	FV	370,600	0	5,478.	496,700	867,300	867,300	Year End Roll	1/3/2019
2018	104	FV	347,400	0	5,478.	362,300	709,700	709,700	Year End Roll	12/20/2017
2017	104	FV	324,700	0	5,478.	315,500	640,200	640,200	Year End Roll	1/3/2017
2016	104	FV	324,700	0	5,478.	268,800	593,500	593,500	Year End	1/4/2016
2015	104	FV	287,400	0	5,478.	263,000	550,400	550,400	Year End Roll	12/11/2014
2014	104	FV	287,400	0	5,478.	216,200	503,600	503,600	Year End Roll	12/16/2013
2013	104	FV	299,800	0	5,478.	205,700	505,500	505,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZZA MARIA C	53052-404		6/23/2009		585,000	No	No		
STAGNO ROBERT &	42527-457		4/18/2004		515,000	No	No		
STAGNO ANGELO/E	26331-207		5/21/1996			1	No	No	A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZZA MARIA C	53052-404		6/23/2009		585,000	No	No		
STAGNO ROBERT &	42527-457		4/18/2004		515,000	No	No		
STAGNO ANGELO/E	26331-207		5/21/1996			1	No	No	A

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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STAGNO ROBERT &	42527-457		4/18/2004		515,000	No	No		
STAGNO ANGELO/E	26331-207		5/21/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2009	575	Manual	2,500					
5/5/2004	330	Redo Bat	8,000	C		G6	GR FY06	
9/10/1998	693	Manual	14,000					REPLACE PORCHES/WI
5/11/1993	169		1,100					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	336	PATRIOT
3/11/2005	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
10/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apros

2021

